




PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

## CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD · 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 · FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV

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**To:** Honorable Mayor and City Council   
**From:** Scott L. Ingalls, AICP, Development Coordinator  
**XC:** George Purefoy, City Manager  
John Lettelleir, AICP, Director of Planning & Development  
**Date:** February 11, 2009  
**Subject:** Planning & Zoning Commission Site Plan and Plat Approvals

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In accordance with the Zoning and Subdivision Ordinances, the City Council may appeal the decision of the Planning & Zoning Commission regarding their action taken on any site plan or plat by submitting a written notice of appeal to the Planning & Development Services. A favorable motion of four members of the City Council is required to appeal the decision of the Planning & Zoning Commission and to direct staff to submit a written notice of appeal on behalf of the City Council.

Following are the memos detailing the preliminary site plans, site plans, preliminary plats, final plats, replats, conveyance plats, and/or amended plats approved by the Planning & Zoning Commission at their February 10, 2009 meeting. All Commissioners were present.



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February 11, 2009

**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, February 10, 2009

**Final Plat and Revised  
Conveyance Plat:**

SEC of FM 423 and Old Newman Road Addition, Lots 1 & 14 (SPFP08-0055)

**Owner(s):** Newman/423, LLC; SCMC and 423 Storage LP; Frisco Stonebrook, LLC; NEC Stonebrook/423, LLC; and 2275HT Investments, LTD.

**Description:**

A retail/restaurant building and eight office/medical office buildings on two lots on 8.4+ acres on the SEC of FM 423 and Old Newman Road. Zoned Commercial-1. Neighborhood #42. JE

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

Conveyance Plat

As submitted.

This plat expires on 08-10-2010.

**JE/kj**

cc:

Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Steve Covington  
Umberto Allori  
Michele Wood  
Victor Insko

Phillip Climer  
Jim Cottone  
Diana Torres

Andrew Edwards  
Carey Frazier  
Poly Birika



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February 11, 2009

**TO:** Applicant  
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, February 10, 2009

**Preliminary Site Plan and**

**Conveyance Plat:**

Hickory Center, Block A, Lots 1 - 9 (PSPCP08-0007)

**Owner(s):**

Allegiance Frisco LP

**Description:**

A Big Box, two banks, seven retail buildings, and two restaurants with drive thru lanes on 36.6± acres on the northwest corner of Preston Road and Hickory Street. Zoned Retail. Neighborhood #20. JE

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

Preliminary Site Plan

1. City Council adoption of an ordinance granting a Specific Use Permit for a big box retail on Lot 1.
2. Staff approval of the preliminary façade plan.

Conveyance Plat

As submitted.

This Preliminary Site Plan expires on 02-10-2011.

This conveyance plat expires on 08-10-2010.

**JE/kj**

cc:

Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Steve Covington  
Umberto Allori  
Michele Wood  
Victor Insko

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**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, February 10, 2009

**Revised Final Plat:** Park Place Estates, Phase 1 (FP09-0001)  
**Owner:** Shaddock Developers, LTD.

**Description:**

155 Single Family-3 lots on 64.5± acres located on the east side of Cotton Gin Road, 4,200± feet south of Main Street. Zoned Planned Development-190-Single-Family-3. Neighborhood #41. JE

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item as submitted.

This plat expires on 08-10-2010.

**JE/kj**

**CC:**

Mack Borchardt	Steve Covington	Phillip Climer	Andrew Edwards
Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
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